

PLANNING BOARD MINUTES

June 16, 2014

Call The Meeting to Order

Chairman David Plunkett called the meeting to order at 7:05 P.M. in the Town Hall Auditorium. Present at the meeting were, Stephen Johnson, Robert Fowler, Nancy Reed, Vincent Fratalia, Director of Community Development Steve Sadwick and Recording Secretary Dawn Cathcart.

(A) Approval of Minutes – April 28, 2014, May 12, 2014 and June 2, 2014

MOTION - Mr. Fratalia made a motion to approve the Planning Board minutes of June 2, 2014 as submitted. The motion was seconded by Mrs. Reed and unanimously voted 5-0.

MOTION - Mr. Fratalia made a motion to approve the Planning Board minutes of April 28, 2014 as submitted. The motion was seconded by Mrs. Reed and unanimously voted 5-0.

MOTION - Mr. Fratalia made a motion to approve the Planning Board minutes of May 12, 2014 with one correction. On page 2, 2nd to last paragraph change to read, "If the DPW does not want to maintain the lots, we may have to shift the open space. The motion was seconded by Mrs. Reed and unanimously voted 5-0.

(B) Committee Reports/Administrative Actions

(B1) Zoning Bylaw Subcommittee

Mr. Sadwick stated that he will be scheduling the next meeting to follow the next Planning Board meeting.

Mrs. Reed asked that the overlay district for Woburn Street be added as an agenda item. There was a lot of work done on this area with NMCOG and she would like to move forward.

(B2) Master Plan

Mr. Sadwick passed out the project schedule and funding issues. The project schedule is to start in July 2014 and finish by December 2014. The funding was broken down by task and what will be funded by the CPA and Hanover funds and what is not funded. The total cost is \$45,000 and approximately \$13,000 is not covered by existing funds in the CPA and Hanover funds. He spoke with the Town Manager and he thinks we can cover the remaining \$13,000 from the professional services accounts of the Town Manager and other Community Development budget line items. Mr. Sadwick added that we could issue an award letter this week.

Mrs. Reed stated that she believes that review of existing documents and interviews could also be funded in part by the CPA and Hanover funding. Mr. Sadwick stated that he will speak with Ms. Barrett.

Mr. Plunkett asked if a formal vote was taken. Mr. Sadwick replied not yet. Mr. Fratalia asked if Mr. Sadwick recommends RKG since they were the only applicant. Mr. Sadwick replied yes.

MOTION - Mr. Fowler made a motion to approve the submittal of RKG for the Master Plan update with the schedule that was submitted. The motion was seconded by Mr. Fratalia and unanimously voted 5-0.

Mr. Sadwick stated that we used a subcommittee before for the Master Plan but this time we will keep it with the Planning Board due to the time table.

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(B3) Committee Reports

Mrs. Reed stated that the General Contractor was selected for the Town Hall renovations.

Mrs. Reed stated that on Wednesday at 6:00 PM there will be a ceremony for the opening of the new HUD project on Livingston Street.

Mrs. Reed stated that the CPA and Historical Commission are working on the draft language for the historic preservation of the Marshall house.

Mr. Fratalia stated that he attended another Green Committee meeting and they are looking at coming before this Board to do a presentation in September on some of the proposals they are looking at. They are still waiting funding for the proposals. Mr. Fratalia stated that Mass Save gave a presentation to the Green Committee regarding solar. There are approximately 1,500 eligible properties in Tewksbury for solar installations.

(B4) 307 Astle Street, Gallway, LLC - ANR

Dick Cuoco appeared for an ANR at 307 Astle Street. Mr. Cuoco stated that the ANR is for two lots. Both lots meet frontage and acreage. The existing buildings on Lot 1 will remain and both meet setbacks.

MOTION - Mr. Fowler made a motion to endorse the ANR for 307 Astle Street as presented. The motion was seconded by Mr. Johnson and unanimously voted 5-0.

(B5) 1079 Main Street, Review Special Permit Conditions

George Eliopoulos appeared for discussions on special permit conditions at 1079 Main Street. Mr. Eliopoulos stated that he would like to remove a couple of special permit conditions. The first is to eliminate the post and rail fence. He believes this sends a message of keeping people out and kids would sit on it and damage it. There are also bushes that will block it. He would also like to remove the two benches out front with the "no loitering sign". He doesn't believe the sign will work and the benches will attract people to just hang out.

Mrs. Reed asked if the fence was removed, what would be the planned alternative. The applicant should come back with a plan showing the proposed changes. Mrs. Reed stated that this is for discussion only tonight. Mr. Sadwick stated that they are getting ready to start the work of bringing the sidewalk up to DPW standards and when Mr. Eliopoulos called he asked about changes to the conditions, so he suggested coming and speaking with the Board.

Mr. Fratalia stated that this was approved a number of years ago and asked why nothing has been done. Mr. Eliopoulos stated that the Special Permit said that we had to do this landscaping before the third tenant moved in. There has been no tenant and no revenue. There has only been a convenience store and nail salon. The 1900 SF space has been empty since he bought it. Mr. Fratalia stated that he has frequented the store and there needs to be some landscaping work done.

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Mr. Fowler stated that the fence was added not only as an attractive piece but to keep people from walking through the landscaping. If the fence is removed he wants to see what will replace it. Mr. Eliopoulos stated that if there are gaps they will add landscaping. Mr. Fowler stated that he would want to see a plan. Mr. Fowler asked if the benches are removed what will replace them. Mr. Eliopoulos replied additional landscaping. He is concerned with people hanging around the plaza. Mr. Fowler stated that you could add pavers from the sidewalk into the parking lot but he would want to see that. Mr. Fowler stated that is he ok with the removal of the fence.

Mr. Johnson stated that he would be concerned that you are leading pedestrians into parking spaces from the sidewalk if pavers are used. Mr. Johnson stated that he is ok with removing the fence and benches as long you provide us with an updated landscaping plan on what will replace them. Mr. Johnson suggested looking at a picket fence as another option.

Mr. Plunkett stated that he wants to see more detail. This site had problems and you utilized the Town Center Overlay District to fix your problems. This overlay has specific design standards including fences and benches and he has a problem with removing them. Mr. Plunkett added that there were pavers added in the front were for pedestrian access off the sidewalk. Mr. Eliopoulos stated that he could add the post and rail fence at the corners. The original plan was to have low lying bushes in front of the fence but due to the land court decision we have to add higher bushes to block the headlights so the fence is not really needed. Mr. Plunkett stated that if the landscape plan was revised due to the court decision we need to see an updated plan. Mr. Eliopoulos stated that it just changed the height. Mr. Plunkett stated that an updated plan is needed with any proposed changes. Mr. Plunkett stated that he believes the benches should remain. Mr. Eliopoulos stated that he could leave the plan as is just with larger bushes. For the timeline, when is the next meeting. Mr. Sadwick replied July 14th. Mr. Eliopoulos stated that we can't start until then. Mr. Johnson replied that you can start the process, but the things you want to change would need to be approved.

Mr. Fratalia added that if kids come onto the site, they will use the most direct route which is through the landscaping and a fence would prevent that.

(C) **1593 & 1605 Andover Street, FMP, LLC Site Plan Special Permit, Community Village Overlay District**

(D) **1625 Andover Street, FMP, LLC Site Plan Special Permit, Community Village Overlay District**

Mr. Plunkett stated that even though these are two separate filings they will take them together because they are inter-connected.

MOTION - Mr. Johnson made a motion to waive the reading of the public hearing notices. The motion was seconded by Mr. Fowler and unanimously voted 5-0.

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Agenda Item D

Robert Gill, Frank Pollack and Matt Hamor appeared for the Site Plan Special Permits for 1593 and 1605 Andover Street and 1625 Andover Street. There are three lots in total for this project. One lot is vacant and two have single family homes that will be taken down. Mr. Gill stated that 1625 Andover Street will be the retail building with a donut shop and Subway with a drive-through. The Fire Department had a concern with the turning radius so they will cut back the building. They will also extend the hydrant main and add a new hydrant.

Mr. Plunkett asked if an ANR plan will be needed. Mr. Gill replied yes. The donut shop will also have a portion of 1605 Andover Street. Mr. Gill stated that they met with the DPW and Town Engineer last week and they agree with their comments and will update the plans. They have requested additional soil testing for the location of infiltration drainage on site. There is an existing catch basin on the neighboring property so there will be less run off.

Mr. Johnson stated that it looks like the suggestions from the conceptual plan discussions have been incorporated. He would like to see the detail of the landscaping and renderings of the buildings and he will wait for the engineering comments.

Mr. Fowler stated that he is glad they took their suggestions. The one-way access makes sense from the daycare. The people that will use these uses will already be in the traffic flow so it will not create new traffic. Mr. Gill stated that a traffic assessment has been completed and will be submitted to the office and made the same observation.

Mr. Fratalia asked if the only access to the coffee shop from the daycare is by vehicle. Mr. Gill replied that was correct.

Mrs. Reed stated that she is concerned with the landscaping. The regulations require a landscape architect. The overlay also requires specific design standards. There are higher standards for landscaping so she would want more aggressive landscaping such as stone walls, fences, etc. There is also a sign plan required. Mrs. Reed stated that she is also concerned with a left turn lane and asked if the traffic plan will be reviewed. Mr. Sadwick stated that once he gets it, he will submit it to Weston and Sampson. Mrs. Reed stated that the applicant needs to stick with the guidelines of the overlay district. She was not in favor of these uses for the overlay so we need to be careful with the details. There should also be a rendering of the buildings.

Mr. Fowler stated that there is a left turn lane on Andover Street now so the applicant should look at extending it.

Mr. Plunkett stated that the rendering submitted in the package says 81 Westford Rd, Tyngsboro. That area is strictly a commercial area. This is not. This is a Village Overlay project. He wants more landscaping detail and more design detail. This is not commercial. This does not meet the intent of the overlay district. These uses are not allowed with the underlying zoning so the overlay is needed. We worked long and hard to make something work for this area and to have a standard commercial building is not acceptable. The daycare would be allowed in any district. Mr. Pollack stated that the building plan for the donut shop has been updated. The roof line has been adjusted to make it look less commercial. Mr. Plunkett stated that an updated rendering plan is needed as well as a detailed landscaping plan.

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Agenda Item C

Mr. Gill stated that the fire flow test was done today and there is sufficient flow to handle both buildings. The plan for the daycare meets all parking requirements. There will be a fenced play area and there is a detention area in back.

Mr. Fratalia stated that he will wait for the engineering comments.

Mrs. Reed agreed. Mrs. Reed asked them to look at adding a fence along the residential abutters lot. Mr. Gill stated that the building is a 1-story building with no cellar and believes that the roof line is in-line with the Village Overlay District requires. Mrs. Reed stated that she disagrees and the building looks plain and asked that they look for a New England style design.

Mr. Fowler stated that the rendering for the coffee shop looks like it is double the size of the daycare so he suggested adding some height to the daycare building with a false second floor and windows. Mr. Fowler stated that this could be achieved by perhaps adding height with architectural detail.

Mr. Johnson stated that he would like a more detailed rendering for both buildings. The rendering should include color and material. Mr. Gill stated that we need to take into account that this is a national chain daycare. Mr. Johnson stated that he understands but they need to take into account that the Town requires some design detail.

Mr. Plunkett added that design details including landscaping are very important in the overlay district.

MOTION - Mrs. Reed made a motion to continue the Site Plan Special Permits for 1593 & 1605 Andover Street and 1625 Andover Street until July 14, 2014 at 7:20 PM. The motion was seconded by Mr. Johnson and unanimously voted 5-0.

(E) 209 Salem Road, CC & Sons for Herbert Parker Trust, c/o Cynthia Shefshick – Open Space Residential Design (OSRD) Special Permit and Definitive Subdivision Continued

Dick Cuoco, Jeff Rider and Carl Cruppi appeared for the continue OSRD Special Permit and Definitive Subdivision for 209 Salem Road.

Mr. Cuoco stated that the comments from the last meeting have been addressed but there are still a couple of issues. There is a question about the sidewalks and if they will be on one side, two sides or none. There was also a question about the open space on Lots 12 and 13 and having a covenant of Lots 1 and 11 respectively, stating they will be responsible for maintaining the open space. Mr. Cuoco stated that Ms. Black has updated the landscaping in the front to accommodate site distance. There will be no sidewalk along Salem Road because there is an existing sidewalk on the other side of the street but there will be a cross walk. The fee for the length of the sidewalk will be donated.

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Mr. Plunkett asked about the house directly across from the proposed street. Mr. Rider stated that there will not be a problem with car headlights because the house is set back from Salem Road and his garage is in front of the house. They have provided maps to show the location of the house.

Mr. Fowler asked if the neighbor's driveway comes off Salem Road. Mr. Cuoco replied yes, but it is set back. Mr. Fowler asked what the grey area on the plan represents. Mr. Cuoco stated that will be a gravel maintenance area for the Town to get to the detention area. Mr. Fowler asked what is happening with the center island. Mr. Cuoco stated that they have changed the vegetation to juniper at the request of the DPW.

Mr. Johnson asked if there will be one or two sidewalks. Mr. Cuoco stated that they are requesting one sidewalk with the fee in lieu of donation for the other side as well as the length of sidewalk along Salem Road. Mr. Johnson asked if the sidewalk would go on the "top side" lots. Mr. Rider replied that was correct.

Mr. Plunkett asked if there will be a "no cut" buffer of vegetation on the back of the lots on both sides. Mr. Rider stated that a plan was submitted showing the limits of grading and cutting. Mr. Plunkett asked if the open space will be deeded to the Town. Mr. Cuoco replied yes, except for the two front lots. The two front housing lots will privately control those two open space lots. Mr. Cuoco added that the landscaping will be hearty and require little maintenance. Mr. Plunkett asked if there will be a restriction to keep the landscape buffer on the back of each lot so the new owners won't clear cut it back to the abutting lots. Mr. Cuoco stated that he hadn't thought of it but that could be a condition of the Special Permit.

Mr. Fratalia asked if the bonus lot issue was determined. Mr. Rider replied yes, the plan was submitted and was verified by Town staff. Mr. Sadwick replied that was correct. Mr. Fratalia stated that he was in agreement with one sidewalk. Mr. Plunkett stated that there will be a fee donated for the remaining sidewalks.

Mr. Sadwick stated that we have the final Weston and Sampson letter from May 28, 2014 and there were still a few outstanding issues. The Fire Department has given their approval but he doesn't see the final letter from the Town Engineer. Mr. Plunkett stated that it could be subject to the Town Engineers final approval. Mr. Rider stated that Weston and Sampson wanted us to remove an existing catch basin in the front of the property but they want to leave it to provide extra drainage. They are adding a second one at the request of the Town Engineer. Mr. Cuoco stated that the Town Engineer has had the updated plans for a few weeks. Mr. Sadwick stated that he doesn't believe that he was given the updated plans.

MOTION - Mr. Fowler made a motion to close the public hearing for 209 Salem Road. The motion was seconded by Mr. Johnson and unanimously voted 5-0.

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MOTION - Mrs. Reed made a motion to approve the requested waivers as detailed in a memo from Cuoco and Cormier dated May 23, 2014. Said waivers are as follows:

1. Section 6.3.3 – Reduction of pavement width from 26' to 24' and Right of Way from 50' to 40'.
2. Section 8.1.15.1 – Reduction is cul-de-sac radius.
3. Section 8.2 – Allow less than 1' of freeboard in the storm water management facilities, 0.6' provided.
4. Section 9.3.1 – Allow 4" x 4" x 3' stone bounds with magnetic locator plug in drill hole, where 6" x 6" x 4' is required.
5. Section 9.3 – Sidewalks – allow construction of sidewalks on one side only. The length of sidewalk along the other side as well as the length of sidewalk along Salem Road will be made in a donation to the sidewalk fund.
6. Section 8.2.3 – The peak rate of storm water runoff from the subdivision shall not exceed the rate existing prior to the new construction based on a 2,10,25,50 and 100 year design storm. There is a slight increase on the 50-year storm event to the wetlands.
7. Chapter 19 of the General Bylaws – Land Disturbance Permit required.

The motion was seconded by Mr. Johnson and unanimously voted 5-0.

MOTION - Mrs. Reed made a motion to approve the Open Space Residential Design Special Permit and Definitive Subdivision for 209 Salem Road as presented with the following conditions:

1. The approved waivers will be incorporated.
2. A cross walk will be added to the "Lot #1" side and will connect to the sidewalk on the other side of Salem Road.
3. The open space will be deeded to the Town of Tewksbury with the exception of Lots 12 and 13. Lot 12 and 13 will be granted as open space under a covenant to Lots 1 and 11.
4. An ANR plan was submitted on September 11, 2013 as referenced on Sheet C2 to allow for the bonus lot.
5. The affordable units will not be built and the fee in lieu of option is requested.
6. A condition will be added that if there is cutting of vegetative buffer beyond the limit of clearing line on the plan, the future owner will replace it with sufficient landscaping or buffer (i.e. fence).
7. This plan is subject to the approval of the Town Engineer.

The motion was seconded by Mr. Johnson but not voted on.

Mr. Sadwick stated that it is very difficult to get an application approved when it is subject to the approval of someone else because there could be unforeseen problems and circular discussions take place between the applicant and the Town and it takes a lot of time.

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MOTION - Mr. Fowler made a motion to withdraw his motion to close the public hearing. The motion was seconded by Mr. Johnson and unanimously voted 5-0.

MOTION - Mrs. Reed made a motion to withdraw her motion to approve the requested waivers. The motion was seconded by Mr. Fratalia and unanimously voted 5-0.

MOTION - Mrs. Reed made a motion to withdraw her motion to approve the Open Space Residential Design Special Permit and Definitive Subdivision for 209 Salem Road. The motion was seconded by Mr. Johnson and unanimously voted 5-0.

MOTION - Mr. Johnson made a motion to continue the OSRD and Definitive Subdivision for 209 Salem Road until July 14, 2014 at 7:15 PM. The motion was seconded by Mr. Fratalia and unanimously voted 5-0.

(F) Laurier Avenue – Conceptual Discussion

Attorney Richard O'Neill and Robert Gill appeared for conceptual discussions on Laurier Avenue. Attorney O'Neill stated that this is a preliminary plan for a two-lot subdivision off of Astle Street. It will include four lots, Map 10-Lot 54, Map 10-Lot 73, Map 10-Lot 45 which will have approximately 50,000 SF with over 150' of frontage. There will be one parcel Map 10-Lot 56 that is approximately 29,975 SF so they will need to do a Section 6 finding but in order to do that we need to have access on a street, thus this proposed subdivision. We will need to come in with waivers for roadway width and sidewalks.

Mr. Gill stated that there is a manhole that they will drill into and pump the sewer up to Astle Street. They will bring town water to these lots. They will be proposing an 18' travel way and the Fire Department will probably ask for a turnaround since there will be no further development in this area due to wetlands.

Mrs. Reed stated that the tax map that was presented does not line up. Attorney O'Neill replied that the new tax maps are incorrect. Mrs. Reed stated that she does not have a problem with what is proposed as long as the Town departments are ok with it.

Mr. Fratalia asked if it will be a public way. Attorney O'Neill replied yes.

Mr. Fowler stated that he is ok with the proposal but questioned why there would not be any further development. Mr. Gill stated that Mr. Smith owns the land further down and there are wetlands to prevent any more development. Mr. Johnson stated that answers his question.

Mr. Plunkett stated that the tax map show a structure on Map 10, Lot 48. Mr. Gill stated that there is no structure there and confirmed with the owner Mr. Smith who was in the audience.

(G) Bella Woods – Discussion

Dick Cuoco, Arnie Martel and Jeff Rider appeared for discussions on Bella Woods. Mr. Cuoco stated that they would like to swap out the porous asphalt in the driveways for porous pavers. The porous pavers will use the same sub-base. The problem is that Mr. Martel has to order porous asphalt with a minimum of 50 tons. If he only has a few driveways to finish he has to wait. The additional cost of using porous pavers is \$3,000 per driveway but it saves time. Mr. Cuoco provided technical data on the porous pavers and they suspend 99.92% of solids where only 80% is required.

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Mr. Cuoco stated that if this is approved, they will be going back and replacing the driveways that have already been done. Mr. Cuoco stated that the driveways and pavement are the responsibility of the Condo Association and they have bought the vacuum truck to do the maintenance and there has been very little debris. There have been eighteen events of more than a half inch of rain and the water disappears quickly.

Mr. Cuoco asked if this change gets approved how it should be handled. Should this be a non-substantial change or should the permit that is pending be amended?

Mr. Johnson stated that either way is fine as long as the information submitted tonight is accurate.

Mr. Cuoco stated that they have also bought special plastic edges for the plows so not to damage the porous pavement. Mr. Fowler stated that was his concern.

Mr. Fratalia asked if this would frost heave. Mr. Martel replied no, the sub-base is still the same as the porous asphalt.

Mrs. Reed stated that this is a great idea and it seems like it would be a similar swap of porous material.

Mr. Sadwick stated that it should be a non-substantial change across the two permits. The board can waive the application and fee.

Mr. Plunkett stated that he doesn't have an issue with this change as long as the Town Engineer agrees to this. Mr. Cuoco stated that Ting has already sent this information to the Town Engineer.

MOTION - Mrs. Reed made a motion that the change of porous asphalt to porous pavers in the driveways only is a non-substantial change for both Special Permits for Bella Woods subject to the agreement from the Town Engineer that the porous pavers provide the equivalent drainage as the porous asphalt. The motion was seconded by Mr. Fowler and unanimously voted 5-0.

Mr. Sadwick asked what happens if the Town Engineer does not agree that this is equivalent material, will the Board withdraw this motion. We have not done this in the past.

Mr. Plunkett stated that he assumes the information that is provided is correct but if it is not, then it should be brought back.

Mr. Martel stated that he has done a lot of research on this material and there are not a lot of people that are experts on this. He is concerned that if the Town Engineer is not sure he may ask other people and that just takes more time. Time is of the essence because he has about eight driveways that he has to put in soon and he can't afford to wait.

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Mr. Plunkett stated that the discussion tonight included a large amount of technical paperwork and we are making an assumption that this is correct. There should be a technical review from the Town Engineer to verify that this information is indeed correct and it should be done in a timely manner because we are not experts. Mr. Fowler stated that we cannot say it will be done in a timely manner. We don't know how quickly this can be turned around. Mrs. Reed stated that our vote tonight should have meaning when this is being reviewed. We have made the decision that the change is acceptable. The Town Engineer should just be looking to see if the material is equivalent. Mr. Plunkett stated that there is no way we could read through the entire technical specifications that were submitted tonight and we should not set a precedent for future submissions. Mr. Plunkett stated that Mr. Martel does great work and he does not believe there will be a problem but there should be a review by the Town Engineer.

Mr. Sadwick stated that there will be an answer from the Town Engineer within two weeks.

Old Business

There is no old business.

New Business

There is no new business.

Director's Report

Mr. Fowler stated that the copy of the violation for Woburn Street does not surprise him. We bent over backwards to help them and nothing has been done. Mr. Sadwick stated that this Special Permit was done to settle a pending court case that was already in process by the Town. They promised everything and gave us nothing.

Mrs. Reed stated that we should revoke his Special Permit.

MOTION - Mrs. Reed made a motion to start the revocation of the Special Permit for 464 Woburn Street – aka 25 Highland Ave with Mr. Sadwick to start discussions with Town Counsel. The motion was seconded by Mr. Fowler and unanimously voted 5-0.

Adjournment

MOTION - Mr. Johnson made a motion to adjourn the meeting at 9:55 PM. The motion was seconded by Mr. Fratalia and unanimously voted 5-0.

Approved on: 7/14/14

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List of documents for 6/16/14 Agenda

Documents can be located at the Community Development Office

- A. 7:00** Approval of Minutes – June 2, 2014
- B. 7:00** Committee Reports/Administrative Actions
- 1- Zoning Bylaw Subcommittee
 - 2- Master Plan
 - *Proposal for Master Plan Update, May 30, 2014, Page 11*
 - 3- Committee Reports
 - 4- 307 Astle Street, Gallway, LLC – ANR
 - *Form A application packet dated June 11, 2014 including Subdivision Plan-Map 10, Lot 9, prepared by Woodland Design.*
 - 5- 1079 Main Street – Review Special Permit Condition
 - 6- Email to Steve Sadwick dated 6/11/14.
 - *Copy of SPSP 2010-21 approved 11/1/10.*
- C. 7:00** 1593 & 1605 Andover Street, FMP, LLC
Site Plan Special Permit, Community Village Overlay District
- D. 7:00** 1625 Andover Street, FMP, LLC
Site Plan Special Permit, Community Village Overlay District
- *Application packet dated 5/2/14.*
 - *IDR held on 6/4/14:*
 - *IDR comments dated 5/15/14 from Fire Department.*
 - *Peer review comments dated 6/2/14 from Weston & Sampson.*
 - *IDR comments dated 6/3/14 from Town Engineer.*
 - *Response letter 6/16/14 from Matt Hamor, Landplex.*
 - *Layout & Landscaping Plan prepared by Robert Gill dated 6/15/14*
- E. 7:10** 209 Salem Road, CC&Sons for Herbert Parker Trust,
c/o Cynthia Shefshick - Continued Open Space Residential
Design Special Permit and Definitive Subdivision
- *Auto Turn Exhibit Plan prepared by Cuoco & Cormier dated 6/10/14.*
 - *Planting Plan prepared by Lorayne Black dated 4/11/14 revised 5/26/14.*
- F. 7:20** Laurier Avenue – Conceptual Discussion
- *Letter dated 6/13/14 fr Attorney O'Neill including Plot Plan of Land dated 4/21/14 prepared by Robert Gill and Tax Map 10.*
- G. 7:20** Bella Woods – Discussion
- *Email from Richard Cuoco dated 6/13/14.*
- New Business** - MAPD 2014 Annual Conference Case Law Update presented by Attorney Saint
Andre and Attorney Quirk